

City of Renton Planning Commission

Docket Item 06-04
Net Density
Briefing January 2008

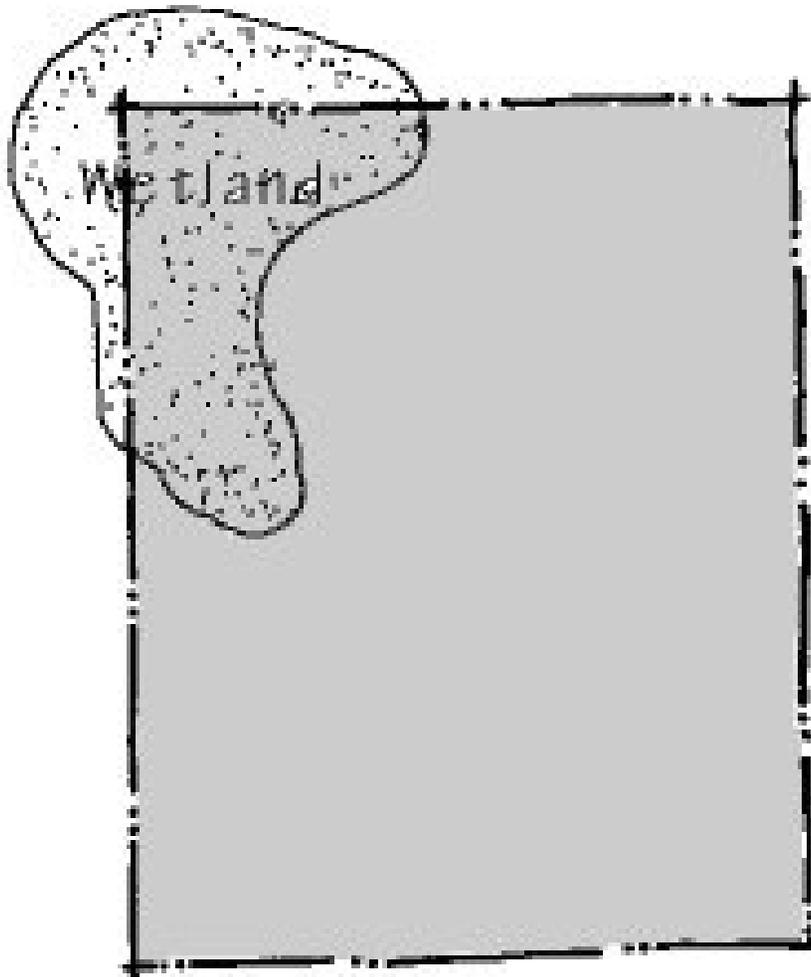
The Request

- Docket request to evaluate the current net density definition
- Revised recommendation to eliminate changes involving pipestem lots

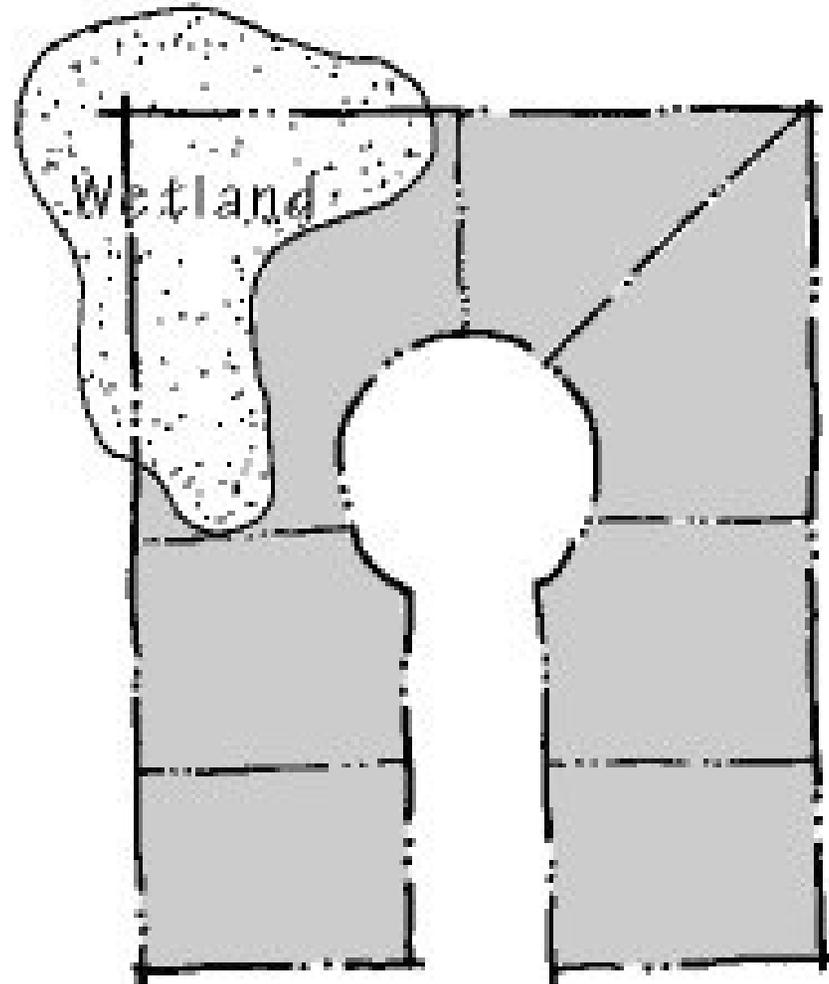
Background

- Net density currently calculated by
 - Excluding
 - Critical areas
 - Public rights of way
 - Private access easements

Net Density Illustration



■ Gross Area



■ Net Area

Recommendation

- Amend the definition to also exclude
 - Tracts for detention/retention facilities

Tracts for Detention/Retention

- Include in the net developable area
- Buildable Lands methodology excludes these areas
- Amendment provides a more accurate evaluation of density
 - Actual density in developed portion of a site
 - slight increase

Next Steps

- Recommendation
- City Council Review